



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2020-224
<b>File Name</b>	PRELIMINARY DEVELOPMENT PLAN – New Longview Building 31
<b>Applicant</b>	Box Real Estate Development, LLC
<b>Property Address</b>	420 SW Longview Blvd
<b>Planning Commission Date Heard by</b>	October 8, 2020 Planning Commission and City Council
<b>Analyst</b>	Victoria Nelson
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: April 14, 2020  
Newspaper notification published on: September 18, 2020  
Radius notices mailed to properties within 300 feet on: September 18, 2020  
Site posted notice on: September 18, 2020

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### Attachments

Overall Site Plan, date stamped August 25, 2020  
Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Box Real estate Development, LLC/Developer
<b>Applicant's Representative</b>	Russel G Pearson/Developer
<b>Location of Property</b>	420 SW Longview Blvd
<b>Size of Property</b>	±0.69 Acres
<b>Building Area</b>	5,390 sq. ft. existing 10,235 sq. ft. proposed
<b>Floor Area Ratio (FAR)</b>	0.18 existing 0.52 proposed
<b>Existing Zoning</b>	PMIX (Planned Mixed Use District)
<b>Number of Lots</b>	1 Lot
<b>Comprehensive Plan Designation</b>	Planned Mixed Use
<b>Procedure</b>	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan.
<b>Duration of Validity</b>	Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use
The property is a 29,886 sq. ft. (0.69 ac) parcel that is zoned PMIX (Planned Mixed Use). The southeast portion of the property currently houses a vet clinic. The northwest portion where the new building is being constructed is vacant.

Description of Applicant's Request
The applicant seeks preliminary development plan approval for New Longview Building 31. The plan proposes a two-story building with a total square footage of 10,235.

## 2. Land Use

Description and Character of Surrounding Area	
	<p>The property is located along the southwest side of SW Longview Blvd. The site is located on the parcel between Sensation Dr. and Tower Park Dr. The abutting building to the south houses an animal clinic. To the southwest is a multi-family development.</p>

### Adjacent Land Uses and Zoning

<b>Northeast (across SW Longview Blvd):</b>	B&B Movie Theaters/PMIX
<b>Northwest (across SW Sensation Dr.)</b>	Commercial/Retail Businesses/PMIX
<b>South:</b>	Good Vets Animal Clinic/PMIX
<b>Southwest:</b>	Multi-family Apartments/PMIX

Site Characteristics
There is not a lot of topographic change in this area. The area on which the new construction will take place is flat.

## 3. Project Proposal

### Site Design

Site Data Table		
Lot Area: 29,886 sq. ft. (0.69 ac)		
	<b>Existing</b>	<b>Proposed</b>
<b>Building Area</b>	5,390 sq. ft. (18.03%)	10,235 sq. ft. (34.24%)
<b>Pavement/Drive Area</b>	6,470 sq. ft. (21.44%)	13,437 sq. ft. (44.96%)
<b>Open/Landscape Area</b>	18,089 sq. ft. (60.53%)	4,914 sq. ft. (16.44%)

### Parking

Proposed		Required	
Total parking spaces proposed:	49	Total parking spaces required:	49
Accessible spaces proposed:	2	Accessible spaces required:	2
Parking Reduction requested?	Yes (shared)	Off-site Parking requested?	Yes (shared)

**Setbacks (Perimeter)**

Yard	Building / Parking Required	Building / Parking Proposed
Front (East)	0' Build/Parking	0' Build/Parking
Side (north and south)	0' Build/Parking	0' Build/Parking
Rear (West)	0' Build/Parking	0' Build/Parking

**Structure(s) Design**

<b>Number and Proposed Use of Buildings</b>
1 proposed building plus 1 existing building
<b>Building Height</b>
31' proposed building and 21' existing building
<b>Number of Stories</b>
2 stories for proposed building and 1 story for existing

**4. Unified Development Ordinance (UDO)**

Section	Description
2.300,2.310,2.320	Preliminary Development Plan
8.540	Parking (Alternate Parking Plan)
4.240	Zoning Districts

**Unified Development Ordinance**

The proposed use follows Sec. 4.240 of the UDO for PMIX zoning district, which permits a greater flexibility in development standards along with proper design and planning so that it is compatible with the surrounding uses to obtain a greater economic vitality.

**5. Comprehensive Plan**

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1, 1.2, 1.3, 1.4
Economic Development	Objective 2.1, 2.2, 2.3
Commercial Development	Objective 4.1, 4.2, 4.3

**Comprehensive Plan**

The uses are generally consistent with the recommended land use designation for commercial development. The construction of this new project is compatible with the existing and planned surrounding land uses; and meets the Comprehensive Plan objectives of providing a development that meets an identified need in the market.

## 6. Analysis

### Background and History

The proposed preliminary development plan is for the construction of a two-story building that will house five suites. This two-story building is a change from the proposed one-story building that was approved under the original preliminary development plan.

- October 3, 2002 – City Council approved a rezoning and preliminary development plan for *New Longview Farm* (Appl. #2002-031) from AG, RP-1, RP-2, RP-3, and CP-2 to District PMIX by Ordinance No. 5407.
- August 12, 2003 – A preliminary plat was approved for *New Longview, Tower Park, Lots 1-9 and Tracts A-E*. (Appl. #2003-063).
- August 26, 2003 – A comprehensive plan amendment was approved for *Central/South Area, Longview/View High Parkway*. (Appl. #2003-095).
- September 4, 2003 – A preliminary development plan was approved for *Land Located At New Longview, Phase II, Tower Park*. (Appl. #2003-062).
- October 6, 2005 – A minor plat was approved for *Tower Park Commercial, Phase 2 Lots 5, 6, 7, and Tracts A and B* (Appl. #2005-197). The plat was recorded at the Jackson County Recorder of Deeds by Document #200510090051

### Compatibility

The proposed commercial development is compatible with the surrounding developments. The mixture of architectural styles provide residents with a touch of contemporary and historic chic.



### **Adverse Impacts**

The proposed commercial development will not detrimentally impact the surrounding area. The buildings are designed and located to be compatible with neighboring properties and should enhance the neighborhood.

### **Public Services**

The proposed development will tie into the existing water, sanitary sewer, and street infrastructure. Storm water will be managed through an off-site regional storm water detention basin; no on-site storm water detention is proposed.

The proposed development will not impede the normal and orderly development of the surrounding property. This will eliminate the gap amongst the surrounding properties and create a more unified connection for the neighborhoods.

### **Recommendation**

With the conditions of approval below, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. Development shall be in accordance with the preliminary development plan dated August 25, 2020. The architectural style and building materials for the proposed new building shall be consistent with the building elevations date issued August 6, 2020 and August 26, 2020.
2. An Alternate Parking Plan based on the Shared Parking Analysis Study dated September 1, 2020, shall be approved as part of the preliminary development plan for Lot 7 in accordance with Article 8, Division II (Parking) of the UDO.

### **Standard Conditions of Approval**

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
3. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of infrastructure site development permit, building permit, or prior to the approval of

the Final Development Plan / Engineering Plans.

4. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
6. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.